

# MEMORANDUM

April 1, 2015

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
Marcy Cameron, Historic Preservation Planner  
James Hewat, Senior Historic Preservation Planner  
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**SUBJECT:** Structures of Merit Nominations

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## PURPOSE

The purpose of this item is to provide information about the Structure of Merit program to the 2015 nominees.

## BACKGROUND

- Section 9-11-21 of the Historic Preservation Code authorizes the Landmarks Board to develop and approve “a list of structures of historical, architectural, or aesthetic merit that have not been designated as landmarks and are not situated in designated historic districts...in order to recognize and encourage the protection, enhancement, and use of such structures.” See Attachment A: Structures of Merit Overview and Criteria.
- The designation does not provide any protection for, or review control over, the building by the Landmarks Board.
- Demolition review by the historic preservation program is required for all non-designated buildings over 50 years in age, including Structures of Merit.
- The six buildings currently under consideration for Structure of Merit recognition were nominated by the Landmarks Board as part of on-going community engagement efforts.
- Currently, there are 73 properties recognized as Structures of Merit. See Attachment B: Structures of Merit.

## 2015 STRUCTURE OF MERIT NOMINEES

### LUTHERAN STUDENT CENTER

1202 Folsom, Ditzen, Roylan, Mueller & Associates, 1963



Boldly detailed, the Lutheran Student Center consists of a two-story sanctuary and linking gathering room and narthex connected to an existing older house. The sanctuary is lozenge-shaped with finely executed stained glass at each shortened end of the brick-enclosed structure. The meeting room and narthex is composed of a series of curving masonry arches with large windows or doors with a low, heavy-timbered ceiling spanning the entire width of the space.

The sanctuary interior is dramatically lit by the stained glass windows and a few low, ground-hugging semi-circular windows. The overall composition is quiet and contemplative and has a strong sculptural presence on a prominent corner adjacent to the University of Colorado.

### DAVIS HOUSE

65 Bellevue Ave., Charles Haertling, 1971



Specifically designed to be largely private from the street, the Davis House is a later work by Charles Haertling from his more productive period. The house is exuberantly sculptural, with a series of curving, swooping roof forms that gradually open up to the western Flatirons view. There are a number of curving concrete landscape and retaining walls that nestle the entire composition down into the valley site and sympathetically tie the house to its very particular setting.

### GILL HOUSE

**730 15<sup>TH</sup> St., Charles Haertling, 1970**



The Gill House projects back from the street leaving a long side yard for a tennis court to compliment the interior pool of the house. The interior spaces of the house are organized around, and are open to the pool. A series of stone columns creates a rhythm of openings that visually extend the house from the interior spaces to the south-facing tennis and the flatirons beyond. Interior details include distinct contrasts between rustic stone masonry and fine wood trim as well as extensive use of copper sheets around skylights and fireplaces.

**1224 MARIPOSA**

**1224 Mariposa Ave., James Hunter, 1954**



A proto-typical Mid-Century modern design, 1224 Mariposa reflects many of the fine detailed design paradigms of its era. The long, low eave line and single-story design undulates with the ground plane and two very sympathetic additions, also by James Hunter, continued this sinuous line creating a private interior courtyard and contrasting sharply from the private austere façade.

**TIPPIT HOUSE**

**525 Aurora Ave., L. Gale Abels, 1975**



Located on Aurora Ave., the property is somewhat difficult to see but is a fine example of continuous indoor-outdoor living spaces enclosed by Abels' distinctive use of flying and cantilevered fascia sections to create subtly enclosed exterior spaces.

**NEXT STEPS**

Following the meeting, staff will contact each nominee and determine interest in having their property recognized as a Structure of Merit. During Historic Preservation Month in May, the 2015 Structures of Merit will be recognized at the Heritage Roundtable Awards Ceremony. The ceremony will be held Monday, May 11, 2015 at 6:30 p.m. at the Chautauqua Community House.

#### **ATTACHMENTS**

- A: Structures of Merit Recognition Overview and Criteria
- B: List of Structures of Merit

# STRUCTURES OF MERIT

Boulder Revised Code 9-11--21  
Ordinance # 5929 (1997); 7080 (2000)

## Goal:

To recognize the protection, enhancement, and use of such structures with historical, architectural or aesthetic merit that have not been designated as individual landmarks.

★The Landmarks Board interprets this purpose as development of presentation awareness and education within the community and city government as to the value of these properties.

★The recognition does not provide:

- (1) As much protection as other methods (i.g. landmarking, historic district designation, etc.)
- (2) Any regulations regarding alterations to the structure

## Process:

- 1) An application for recognition may be submitted by either the property owner or the Landmarks Board.  
\*\*When the Landmarks Board proposes to consider other structures for recognition, immediate notification to property owner is required.
- 2) The City Manager shall refer to the Landmarks Board any application or resolution for the recognition of a structure of merit.
- 3) designated by agencies of state or federal government and shall add structures as recognized.
- 4) The Landmarks Board may authorize such steps as it sees fit to encourage protection, enhancement, perpetuation, and use of structures by issuing certificates of recognition (without limitation) and authorizing plaques for exterior of structure.

## Criteria:

- ★All structures officially designated by state or federal agencies are automatically on the list (i.e. structures on State Register of Historic Places and National Register).
- ★As surveys of Boulder are completed neighborhood by neighborhood, the LPAB will review the survey and consider appropriate structures of merit recognitions.
- ★The Landmarks Board will consider neighborhoods in which few individual structures have been landmarked, yet contain structures which merit recognition.
- ★Types of structures important to the development of Boulder (i.g. churches, schools, and terraces).

## Attachment B: List of Structures of Merit

|    | STREET<br>NUMBER | STREET<br>NAME | NAME OF STRUCTURE                         | DATE<br>DESIGNATED |
|----|------------------|----------------|---|--------------------|
| 1  | 845              | 11th Street    | George-Paddock House                      | 10/7/1987          |
| 2  | 983              | 14th Street    | McNutt-Downing House                      | 10/7/1987          |
| 3  | 907              | 7th Street     | Coulson-Noxon House/Scott Carpenter House | 10/7/1987          |
| 4  | 977              | 9th Street     | The Castle                                | 10/7/1987          |
| 5  | 1915 1/2         | Goss           |   | 10/7/1987          |
| 6  | 1935 1/2         | Goss           |   | 10/7/1987          |
| 7  | 2102             | Goss           | Martha Hall House                         | 10/7/1987          |
| 8  | 2118             | Goss           |   | 10/7/1987          |
| 9  | 2202             | Goss           | Oscar & Mary White House                  | 10/7/1987          |
| 10 | 2250             | Goss           | James Sackett House                       | 10/7/1987          |
| 11 | 1638             | Grove          | Henry Drumm House                         | 10/7/1987          |
| 12 | 1728             | Grove          |   | 10/7/1987          |
| 13 | 1902             | Grove          |   | 10/7/1987          |
| 14 | 2141             | Grove          |   | 10/7/1987          |
| 15 | 646              | Pearl          | Arnett House                              | 10/7/1987          |
| 16 | 2442             | Pearl          | Lytle House                               | 10/7/1987          |
| 17 | 1813             | Pine           | Werley House                              | 10/7/1987          |
| 18 | 1105             | Spruce         | Butsch-Paddock House                      | 10/7/1987          |
| 19 | 1850             | Table Mesa Dr. | NCAR                                      | 10/7/1987          |
| 20 | 1602-1620        | Walnut         | Bernard Houses                            | 10/7/1987          |
| 21 | 575              | Arapahoe       | Leech House                               | 4/6/1988           |
| 22 | 3345             | Broadway       | Clemens House                             | 4/6/1988           |
| 23 | 2019             | Goss           | Ruth Cave Flowers House                   | 4/6/1988           |
| 24 | 821              | Lincoln Place  | Octagon House                             | 4/6/1988           |
| 25 | 1123             | Spruce         | Soule-Coates House                        | 4/6/1988           |
| 26 | 711              | Walnut         |   | 4/6/1988           |
| 27 | 1433-35          | 13th Street    |   | 4/5/1989           |
| 28 | 2127-31-35       | 14th Street    |   | 4/5/1989           |
| 29 | 2330-32          | 14th Street    |   | 4/5/1989           |
| 30 | 1815-21          | 17th Street    |   | 4/5/1989           |
| 31 | 2017-23          | 17th Street    |   | 4/5/1989           |
| 32 | 2117-21          | 18th Street    |   | 4/5/1989           |
| 33 | 2010-14          | 19th Street    | Wahlstrom Mission Terrace                 | 4/5/1989           |
| 34 | 2535-37          | 5th Street     |   | 4/5/1989           |
| 35 | 2059-61          | Bluff          |   | 4/5/1989           |
| 36 | 2107-09          | Bluff          |   | 4/5/1989           |

|           | STREET<br>NUMBER | STREET<br>NAME            | NAME OF STRUCTURE              | DATE<br>DESIGNATED |
|-----------|------------------|---------------------------|--------------------------------|--------------------|
| 37        | 315-17           | Canyon                    |                                | 4/5/1989           |
| <b>38</b> | <b>1911-1915</b> | <b>Pearl</b>              | <b>Johnson-Betasso Terrace</b> | <b>4/5/1989</b>    |
| 39        | 835-37           | Walnut                    |                                | 4/5/1989           |
| 40        | 2334-36          | 14th Street               |                                | 9/6/1989           |
| 41        | 2014             | Pearl                     |                                | 9/6/1989           |
| 42        | 1515             | Spruce                    |                                | 9/6/1989           |
| 43        | 1734             | Spruce                    |                                | 9/6/1989           |
| 44        | 1414             | Pine                      |                                | 2/3/1993           |
| 45        | 1424             | Pine                      |                                | 2/3/1993           |
| 46        | 1445             | Pine                      |                                | 2/3/1993           |
| 47        | 1514             | Pine                      |                                | 2/3/1993           |
| 48        | 1836             | Baseline                  | Grieder House                  | 6/5/1996           |
| 49        | 1420             | Bluebell                  |                                | 6/5/1996           |
| <b>50</b> | <b>896</b>       | <b>17th Street</b>        | <b>Barnes-Schwalbe House</b>   | <b>4/2/1997</b>    |
| 51        | 1515             | Baseline                  | Wheat House                    | 4/2/1997           |
| 52        | 1440             | Bellevue                  | Albersheim House               | 4/2/1997           |
| 53        | 1714-18          | Broadway                  | Yokom Building                 | 4/2/1997           |
| 54        | 420              | Christmas Tree<br>Dr      | Knudsen House                  | 4/2/1997           |
| <b>55</b> | <b>550</b>       | <b>College<br/>Avenue</b> | <b>Wilson House</b>            | <b>4/2/1997</b>    |
| 56        | 450              | College Street            | McConnell House                | 4/2/1997           |
| 57        | 780              | Flagstaff Road            | Jourgensen House               | 4/2/1997           |
| <b>58</b> | <b>1135</b>      | <b>Jay Street</b>         | <b>Roitz House</b>             | <b>4/2/1997</b>    |
| 59        | 630              | Northstar<br>Court        | Johnson House                  | 4/2/1997           |
| 60        | 2385             | Panorama                  | Moment House                   | 4/2/1997           |
| 61        | 630              | Pennsylvania              | White House                    | 4/2/1997           |
| 62        | 650              | Pennsylvania              | Noble House                    | 4/2/1997           |
| 63        | 1025             | Rosehill Drive            | Krueger House                  | 4/2/1997           |
| 64        | 719              | Walnut                    | J.R. Knitting Mill             | 4/2/1997           |
| 65        | 430              | Christmas<br>Tree Dr      | Thron House                    | 3/1/2014           |
| 66        | 2401             | Broadway                  | Boulder Eye Clinic             | 3/1/2014           |
| 67        | 575              | Euclid                    | Sirotkin House                 | 3/1/2014           |
| 68        | 595              | Euclid                    | Jesser House                   | 3/1/2014           |
| 69        | 1900             | King                      | Sampson House                  | 3/1/2014           |
| 70        | 1636             | 16th                      | Easton Office Building         | 3/1/2014           |
| 71        | 125              | Bellevue                  | Willard House                  | 3/1/2014           |
| 72        | 760              | Flagstaff Road            | Kahn House                     | 3/1/2014           |
| 73        | 3752             | Wonderland<br>Hill        | Brenton House                  | 3/1/2014           |

